FIVE-YEAR INDEX

Volumes 25-29

LEADING ARTICLES

ACTEC Commentaries on the		Book Review:
Model Rules of Pro-		Forfeiture
fessional Conduct.	28:865	State Prac
		Reviewed

- The Application of CERCLA and
 Other Strict Liability
 Environmental Statutes to
 Fiduciary Relationships—
 Putting City of Phoenix in
 Context. Michael L. Graham
 and Philip M. Lindquist 29:1
- An Approach to Opinion Letters—
 The Silverado Accord and
 Other Model Forms From a
 Recipient's Perspective.
 Alan Joel Robin and
 Edward M. Pollock 29:611
- Attorneys as Real Estate Brokers: Ethical Considerations. Jean A. Mortland 25:755
- Book Review: The ACREL Papers:
 Real Estate Loan Workouts
 and Real Estate Partnerships: Selected Problems
 and Solutions.
 Reviewed by
 Charles Applebaum 28:383
- Book Review: An Aging World,
 Dilemmas and Challenges
 for Law and Social
 Policy. Reviewed by
 Joel C. Dobris 27:559

- Book Review: Civil and Criminal Forfeiture, Federal and State Practice Reviewed By Eugene J. Morris 29:179
- Book Review: Homes for the Homeless: A Handbook for Action. Reviewed by Peter W. Salsich, Jr. 27:775
- Book Review: The Law of Fixtures.

 Reviewed by

 Baxter Dunaway and

 K. Randolph Peak II 29:891
- Book Review: Modern Investment Management and the Prudent Man Rule. Reviewed by V. Shannon Clyne 25.377
- Book Review: A Practical Guide to Winning Land Use Approvals and Permits. Reviewed by Eugene J. Morris 25:213
- Book Review: Public and Private
 Land Use Controls: A
 Practical Guide to Disputes
 Between Adjoining
 Landowners—Easements.
 Reviewed By
 Eugene J. Morris 25:213
- Book Review: Zoning and the American Dream, Promises Still to Keep. Reviewed by Charles Applebaum 25:591

- Comment—Dolan v. City of Tigard, 114 S. Ct. 2309 (1994): The Poor Relation Strikes It Rich. Georgette C. Poindexter 29:451
- Conflict Resolved: Bankruptcy
 Code § 365(h) and the
 Contradictory Cases
 Requiring Its AmendMent.
 Thomas C. Homburger,
 Brian P. Gallagher,
 and Kimberly K. Rubel 29:869
- The Constitutionality of
 Proposition 13 Under
 the Equal Protection Clause.

 Jay Rappaport 26:235
- Continuing a Decedent's Business:
 Selected Creditors' Rights and
 Fiduciary Liability Issues.
 C. Boone Schwartzel 26:775
- Conveyancing Reform: A Great Place to Start. Roger W. Andersen 25:333
- The Cranston-Gonzalez National Affordable Housing Act—An Overview. Bruce C. Ramsey, et al. 28:177
- Deeds in Lieu of Foreclosure:

 Practical and Legal
 Considerations.

 John C. Murray 26:459
- Defining the Parent-Child
 Relationship in an Age of
 Reproductive Technology:
 Implications for Inheritance.
 Emily McAllister 29:55

- The Definition of a Fiduciary Under ERISA: Basic Principles.

 Jane Kheel Stanley 27:237
- The Definition of a Fiduciary Under ERISA: Functions Covered Under Subsections 3(21)(A)(i), (ii) and (iii).

 Jane Kheel Stanley 27:467
- The Definition of a Fiduciary Under ERISA: Particular Persons and Entities. Jane Kheel Stanley 27:711
- Developments in Lender Liability in the Wake of Fleet Factors. Deborah J. Schmall and Deborah K. Tellier 25:771
- 1988 Developments in Probate and Trust Law. John F. Kuether 25:147
- Developments Regarding the Professional Responsibility of the Estate Administration Lawyer: The Effect of the Model Rules of Professional Conduct. Ronald C. Link 26:1
- Disclosure, Discretion, or Deception:
 The Estate Planner's Ethical
 Dilemma From a Unilateral
 Confidence.
 Teresa Stanton Collett 28:683
- Draft Regulations on Successive
 Interests Under § 2032A.

 Martin D. Begleiter and
 Robert M. Bellatti 27:185
- Easements are Nuisances.

 John W. Weaver 25:103

- The Effect of a Trust on the
 Eligibility or Liability of the
 Trust Beneficiary
 for Public Assistance.

 Mayer Y. Silber 26:133
- Emerging Damages Claims and the Right to Jury Trials in Fiduciary Litigation. Dominic J. Campisi, Bruce S. Ross, and Thomas W. Latham 27:541
- Environmental Law and Its Impact on Bankruptcy Law—Saga of Toxins-R-Us. Thomas J. Salemo, Roger K. Ferland, and Craig D. Hansen 25:261
- Fairness and Finality: Notice to Beneficiaries Under Prior Wills. M. Read Moore 29:817
- The Federal Gift and Estate Tax
 Marital Deduction for
 Non-United States
 Citizen Recipient Spouses.
 Lloyd Leva Plaine and
 Douglas L. Siegler 25:385
- Federal Securities Laws and
 Ownership of Nontraditional
 Real Property.
 Thomas C. Homburger and
 Paul F. Brown 27:523
- First Class Condition:
 Responsibilities, Rights, and
 Remedies Respecting the
 Condition of Commercial
 Leasehold Premises.
 Eugene L. Grant 29:735
- Foreword to Volume 25, Number 1.

 William B. Dunn 25:vii

- Five-Year Index: Volumes 25-29 903
 - Hotel Revenues in Bankruptcy: An Analysis and Analytic Framework. Timothy J. Boyce 28:535
 - The Identity Crisis of Community
 Associations: In Search of
 the Appropriate Analogy.
 Wayne S. Hyatt and
 Jo Anne P. Stubblefield 27:589
 - The Impact of the Financial
 Institutions Reform, Recovery,
 and Enforcement Act of 1989
 (FIRREA) on Lending Practices
 and Procedures of Savings
 Associations.

 Marc S. Loewenthal 26:577
 - Individual Prohibited Transaction
 Exemptions: The "Common
 Law." William P. Wade and
 Richard I. Loebl 29:185
 - Interstate Metro-Regional Responses to Exclusionary Zoning. Stephen David Galowitz 27:49
 - In Terrorem Inter Vivos:
 Terra Incognita.

 Jo Ann Engelhardt 26:535
 - A Letter of Credit Primer for Real Estate Lawyers. Beat U. Steiner 28:125
 - May All or Portions of a Recorded Shopping Center Reciprocal Arrangement be Rejected as an Executory Agreement Under Section 365 of the Bankruptcy Code? Marvin Garfinkel 28:83

- Mortgage Lenders Beware: The
 Threat to Real Estate Financing
 Caused by Flawed Protection
 for Mortgage Lenders in
 Federal Forfeiture Actions
 Involving Real Property.
 David F.B. Smith 25:481
- New Developments in Enforcing Prepayment Charges After an Acceleration of a Mortgage Loan. Debra Pogrund Stark 26:213
- Opinions on Real Estate Secured
 Transactions in a Post-Accord
 World: The Opinion Giver's
 Perspective.
 Karl B. Holtzschue 29:655
- Perpetuities Reformers Beware: The USRAP Tax Trap. Ira Mark Bloom and Jesse Dukeminier 25:203
- Prepayment Rights: Abrogation by the Low-Income Housing Preservation and Resident Homeownership Act of 1990. Howard D. Cohen and Taylor Mattis 28:1
- Private CERCLA Litigation: How to Avoid It? How to Handle It? Albert S. Slap and Samuel H. Israel 25:705
- The Probate World at the End of the Century: Is a New Principal and Income Act in Your Future? Joel C. Dobris 28:393

- Real Estate Appraisal Malpractice
 Liability to Nonprivy Third
 Parties: Questioning the
 Applicability of Accountant
 Liability to Third Party Cases.
 Albert L. Wheeler, III 25:723
- Real Return, Modern Portfolio
 Theory, and College, University,
 and Foundation Decisions on
 Annual Spending From
 Endowments: A Visit to the
 World of Spending Rules.

 Joel C. Dobris 28:49
- Recent Significant Probate and Trust Decisions. John F. Kuether 26:299
- Recognizing Lenders' Rents Interests in Bankruptcy. Patrick A. Randolph, Jr. 27:281
- Recording Acts: Anachronistic Reliance. Taylor Mattis 25:17
- Regulation of Underground Storage Tanks. James L. Richey 25:311
- Report of the Special Study

 Committee on Professional
 Responsibility: Comments
 and Recommendations on the
 Lawyer's Duties in
 Representing Husband and
 Wife. 28:765
- Report of the Special Study
 Committee on Professional
 Responsibility: Counseling
 the Fiduciary. 28:825

Report of the Special Study
Committee on Professional
Responsibility: Preparation
of Wills and Trusts That Name
Drafting Lawyer as Fiduciary.
28:803

Reporting and Disclosure
Requirements for the
Foreign Investor in
U.S. Real Estate.
David Alan Richards

Responding to the Call for Fairness and Finality: Would Notice to Beneficiaries Produce Either? H. Neal Wells, III 29:849

25:217

29:119

Section 1041 and Its Estate
Planning Opportunities
for Clients Contemplating
Divorce.
Vicki L. Ehrlichman 25:535

Significant Probate and Trust
Decisions.

John F. Kuether 29:263

Significant Probate and Trust Legislation. Teresa Stanton Collett 29:381

Significant Probate and Trust
Literature.
Nancy E. Shurtz
26:615
28:321

Significant Real Property
Literature.
Charles Applebaum 26:407
28:257

Five-Year Index: Volumes 25-29 905

Single Asset Real Estate in Chapter 11—Need for Reform.

W. Scott Carlisle, III 25:673

Spousal Rights in Our Multiple-Marriage Society: The Revised Uniform Probate Code. Lawrence W. Waggoner 26:683

Suburban Zoning—Two Modest Proposals. George W. Liebmann 25:1

The Tax Consequences of the
Ownership and Cleanup of
Environmentally Contaminated Properties.
Thomas H. Steele 26:655

Testing Perpetuity Reforms:

A Study of Perpetuity Cases
1984-89.

Mary Louise Fellows 25:597

Third-Party Legal Opinions in Real Estate Transactions: A Clearer Path. William B. Dunn 29:461

Transferring Title to Partnership Real Property Under the UPA and Proposed RUPA. Don L. Kristinik, III 27:143

Trust Investment Law in the Third Restatement. Edward C. Halbach, Jr. 27:407

Trusts, Custodianships, and Durable Powers of Attorney. William M. McGovem, Jr. 27:1

Undue Influence and Professional Responsibility. William M. McGovern, Jr. 28:643 The Uniform Common Interest
Ownership Act Nonresidential
Use Exemption: When an Out
May Not Be an Out.
Richard J. Wirth 26:885

The UPC and the New Durable Powers.

David M. English 27:333 Valuing Works of Art for Tax Purposes. Ralph E. Lerner 28:593

When the Fiduciary's Agent
Errs—Who Pays the
Bill—Fiduciary, Agent,
or Beneficiary?
Charles M. Bennett 28:429

AUTHOR INDEX

Andersen, Roger W.
Conveyancing Reform:
A Great Place to Start 25:333

Applebaum, Charles
Significant Real Property
Literature 28:257

Significant Real Property Literature 26:407

Begleiter, Martin D. and
Robert M. Bellatti
Draft Regulations on
Successive Interests
Under § 2032A 27:185

Bellatti, Robert M. and
Martin D. Begleiter
Draft Regulations on
Successive Interests
Under § 2032A 27:185

Bennett, Charles M.
When the Fiduciary's Agent
Errs—Who Pays the Bill—
Fiduciary, Agent, or
Beneficiary? 28:429

Bloom, Ira Mark and Jesse Dukeminier Perpetuities Reformers Beware: The USRAP Tax Trap 25:203

Boyce, Timothy J.

Hotel Revenues in Bankruptcy:
An Analysis and Analytic
Framework 28:535

Brown, Paul F. and
Thomas C. Homburger
Federal Securities Laws
and Ownership of Nontraditional Real
Property 27:523

Campisi, Dominic J.,

Bruce S. Ross, and
Thomas W. Latham
Emerging Damages Claims and
the Right to Jury Trials in
Fiduciary Litigation 27:541

Carlisle, W. Scott, III
Single Asset Real Estate
in Chapter 11—Need
for Reform 25:673

Cohen, Howard D. and Taylor Mattis Prepayment Rights: Abrogation by the Low-Income Housing Preservation and Resident

Homeownership Act of 1990 28:1

Collett, Teresa Stanton
Disclosure, Discretion, or
Deception: The Estate
Planner's Ethical Dilemma
From a Unilateral Confidence
28:683

Significant Probate and Trust Legislation 29:381

Dobris, Joel C.

The Probate World at the End
of the Century: Is a New
Principal and Income Act in
Your Future? 28:393

Real Return, Modern Portfolio Theory, and College, University, and Foundation Decisions on Annual Spending From Endowments: A Visit to the World of Spending Rules 28:49

Dukeminier, Jesse and
Ira Mark Bloom
Perpetuities Reformers
Beware: The USRAP
Tax Trap 25:203

Dunn, William B.
Foreword to Volume 25,
Number 1 25:vii

Third-Party Legal Opinions in Real Estate Transactions: A Clearer Path 29:461

Ehrlichman, Vicki L.

Section 1041 and Its Estate
Planning Opportunities for
Clients Contemplating
Divorce 25:535

Five-Year Index: Volumes 25-29 907

Engelhardt, Jo Ann
In Terrorem Inter Vivos:
Terra Incognita 26:535

English, David M.
The UPC and the New
Durable Powers 27:333

Fellows, Mary Louise
Testing Perpetuity Reforms:
A Study of Perpetuity Cases
1984-89
25:597

Ferland, Roger K., Thomas J.
Salerno, and Craig D. Hansen
Environmental Law and Its
Impact on Bankruptcy Law—
Saga of "Toxins-R-Us." 25:261

Gallagher, Brian P.,
Thomas C. Homburger,
and Kimberly K. Rubel
Conflict Resolved:
Bankruptcy Code § 365(h)
and the Contradictory
Cases Requiring Its
Amendment 29:869

Galowitz, Stephen David
Interstate Metro-Regional
Responses to Exclusionary
Zoning 27:49

Garfinkel, Marvin
May All or Portions of a
Recorded Shopping Center
Reciprocal Arrangement
be Rejected as an Executory Agreement Under
Section 365 of the
Bankruptcy Code? 28:83

Graham, Michael L. and Philip M.
Lindquist
The Application of CERCLA
and Other Strict Liability

Environmental Statutes to Fiduciary Relationships— Putting City of Phoenix in Context 29:1

Grant, Eugene L.

First Class Condition:
Responsibilities, Rights, and
Remedies Respecting the
Condition of Commercial
Leasehold Premises 29:735

Halbach, Edward C., Jr.

Trust Investment Law in the
Third Restatement 27:407

Hansen, Craig D., Thomas J.

Salerno, and Roger
K. Ferland
Environmental Law and Its
Impact on Bankruptcy Law—
Saga of "Toxins-R-Us" 25:261

Holtzschue, Karl B.

Opinions on Real Estate
Secured Transactions in
a Post-Accord World:
The Opinion Giver's
Perspective 29:655

Homburger, Thomas C. and
Paul F. Brown
Federal Securities Laws
and Ownership of Nontraditional
Real Property 27:523

Homburger, Thomas C.,
Brian P. Gallagher, and
Kimberly K. Rubel
Conflict Resolved:
Bankruptcy Code § 365(h)
and the Contradictory
Cases Requiring Its
Amendment 29:869

Hyatt, Wayne S. and
Jo Anne P. Stubblefield
The Identity Crisis of
Community Associations:
In Search of the Appropriate
Analogy 27:589

Israel, Samuel H. and Albert S. Slap Private CERCLA Litigation: How to Avoid It? How to Handle it? 25:705

Kristinik, Don L., III
Transferring Title to
Partnership Real Property
Under the UPA and
Proposed RUPA 27:143

Kuether, John F.
Recent Significant Probate
and Trust Decisions 26:299

Significant Probate and Trust Decisions 29.263

1988 Developments in Probate and Trust Law 25:147

Latham, Thomas W.,
Dominic J. Campisi, and
Bruce S. Ross
Emerging Damages Claims
and the Right to Jury
Trials in Fiduciary
Litigation 27:541

Lerner, Ralph E.
Valuing Works of Art for
Tax Purposes 28:593

Liebmann, George W.
Suburban Zoning—Two
Modest Proposals 25:1

Lindquist, Philip M. and
Michael L. Graham
The Application of
CERCLA and Other
Strict Liability
Environmental Statutes
to Fiduciary Relationships—Putting City of
Phoenix in Context
29:1

Link, Ronald C.

Developments Regarding
the Professional Responsibility of the Estate
Administration Lawyer:
The Effect of the Model
Rules of Professional
Conduct

Loebl, Richard I. and
William P. Wade
Individual Prohibited
Transaction Exemptions:
The "Common Law" 29:185

26:1

Loewenthal, Marc S.

The Impact of the Financial
Institutions Reform, Recovery,
and Enforcement Act of 1989
(FIRREA) on Lending Practices
and Procedures of Savings
Associations 26:577

Mattis, Taylor
Recording Acts: Anachronistic Reliance 25:17

Mattis, Taylor, and
Howard D. Cohen
Prepayment Rights:
Abrogation by the LowIncome Housing Preservation and Resident
Homewonership Act
of 1990 28:1

Five-Year Index: Volumes 25-29 909

McAllister, Emily
Defining the Parent-Child
Relationship in an Age of
Reproductive Technology:
Implications for Inheritance
29:55

McGovern, William M., Jr. Trusts, Custodianships, and Durable Powers of Attorney

> Undue Influence and Professional Responsibility 28:643

27:1

Moore, M. Read
Fairness and Finality: Notice
to Beneficiaries Under Prior
Wills 29:817

Mortland, Jean A.

Attorneys as Real Estate
Brokers: Ethical Considerations 25:755

Murray, John C.

Deeds in Lieu of Foreclosure:
Practical and Legal Considerations

26:459

Plaine, Lloyd Leva and Douglas L.
Siegler
The Federal Gift and Estate
Tax Marital Deduction for NonUnited States Citizen Recipient
Spouses 25:385

Poindexter, Georgette C.

Comment—Dolan v. City of
Tigard, 114 S. Ct. 2309 (1994):
The Poor Relation Strikes it
Rich 29.451

Pollack, Edward M. and
Alan Joel Robin
An Approach to Opinion
Letters—The Silverado
Accord and Other Model
Forms From a Recipient's
Perspective 29:611

Ramsey, Bruce C., et al.
The Cranston-Gonzalez
National Affordable Housing
Act—An Overview 28:177

Randolph, Patrick A., Jr.
Recognizing Lenders' Rents
Interests in Bankruptcy 27:281

Rappaport, Jay
The Constitutionality of
Proposition 13 Under the
Equal Protection Clause 26:235

Richards, David Alan
Reporting and Disclosure
Requirements for the
Foreign Investor in U.S.
Real Estate 25:217

Richey, James L.

Regulation of Underground Storage Tanks 25:311

Robin, Alan Joel and
Edward M. Pollock
An Approach to Opinion
Letters—The Silverado
Accord and Other Model
Forms From a Recipient's
Perspective 29.611

Ross, Bruce S.,
Dominic J. Campisi, and
Thomas W. Latham
Emerging Damages Claims

and the Right to Jury
Trials in Fiduciary
Litigation 27:541

Rubel, Kimberly K.,
Thomas C. Homburger, and
Brian P. Gallagher
Conflict Resolved:
Bankruptcy Code
§ 365(h) and the
Contradictory Cases
Requiring Its
Amendment 29:869

Siegler, Douglas L. and
Lloyd Leva Plaine
The Federal Gift and Estate
Tax Marital Deduction for
Non-United States Citizen
Recipient Spouses 25:385

Salerno, Thomas J., Roger K.
Ferland, and Craig D. Hansen
Environmental Law and Its
Impact on Bankruptcy
Law—Saga of
"Toxins-R-Us" 25:261

Schmall, Deborah J. and
Deborah K. Tellier
Developments in Lender
Liability in the Wake of
Fleet Factors 25:771

Schwartzel, C. Boone
Continuing a Decedent's
Business: Selected Creditors'
Rights and Fiduciary Liability
Issues
26:77:

Shurtz, Nancy E.
Significant Probate and Trust
Literature 26:615
28:321
29:119

Silber, Mayer Y.

The Effect of a Trust on the
Eligibility or Liability of
the Trust Beneficiary for
Public Assistance 26:133

Slap, Albert S. and
Samuel H. Israel
Private CERCLA Litigation:
How to Avoid It? How to
Handle It? 25:705

Smith, David F.B.

Mortgage Lenders Beware:
The Threat to Real Estate
Financing Caused by Flawed
Protection for Mortgage
Lenders in Federal Forfeiture Actions Involving
Real Property 25:481

Stanley, Jane Kheel
The Definition of a Fiduciary Under ERISA:
Basic Principles 27:237

The Definition of a Fiduciary Under ERISA:
Functions Covered Under
Subsections 3(21)(A)(i),
(ii) and (iii) 27:467

The Definition of a Fiduciary Under ERISA:
Particular Persons and
Entities 27:711

Stark, Debra Pogrund
New Developments in
Enforcing Prepayment
Charges After an Acceleration of a Mortgage
Loan
26:213

Five-Year Index: Volumes 25-29 911

Steele, Thomas H.

The Tax Consequences of the Ownership and Cleanup of Environmentally Contaminated Properties 26:655

Steiner, Beat U.

A Letter of Credit
Primer for Real
Estate Lawyers 28:125

Stubblefield, Jo Anne P. and
Wayne S. Hyatt
The Identity Crisis of
Community Associations:
In Search of the
Appropriate Analogy 27:589

Tellier, Deborah K. and
Deborah J. Schmall
Developments in Lender
Liability in the Wake
of Fleet Factors 25:771

Wade, William P. and
Richard I. Loebl
Individual Prohibited
Transaction Exemptions:
The "Common Law" 29:185

Waggoner, Lawrence W.
Spousal Rights in Our
Multiple-Marriage Society:
The Revised Uniform Probate
Code 26:683

Weaver, John W.
Easements are
Nuisances 25:103

Wells, H. Neal, III

Responding to the Call
for Fairness and Finality:

Would Notice to Beneficiaries Under Prior Wills
Produce Either? 29:849

Wheeler, Albert L., III
Real Estate Appraisal
Malpractice Liability to
Nonprivy Third Parties:

Questioning the Applicability of Accountant Liability to Third Party Cases

Decisions

Cases

25:723

Wirth, Richard J.

The Uniform Common Interest Ownership Act Nonresidential Use Exemption: When an Out May Not Be an Out 26:885

TOPIC INDEX

ACCELERATION OF		—Notice, Generally	
LOANS		—Significant	
See LOAN		Decisions	25:167
ACCELERATION			26:301
			29:266
ACCORD		-Notice to Beneficiaries	
See LEGAL OPINION		Under Prior Wills	29:817
ACCORD			29:849
		—Notice to Creditors	
ACCOUNTS		Significant	
-Significant Decisions	26:390	Decisions	25:153
organicant Decisions	29:365	—Significant Decisions	29:266
-Significant Legislation	29:419	—Significant Legislation	29:422
organization in grant and		—Significant Literature	25:561
ADMINISTRATION AND			26:615
PROBATE			28:321
—Closing			29:119
—Significant			
Decisions	29:291	AGENCY	
-Continuing a Decedent's	27.271	-Attorney as Agent for	
Business	26:775	Fiduciary	28:429
—Ethical Obligations of	20.773	—Compared with Trust	27:1
Estate Administration		—Liability of Fiduciary	
	26:1	Who Relies Upon	
Attorney —Form of Administration	20.1	Agent	28:429
—Significant			
Significant			

29:268

Five-Year Index: Volumes 25-29 913

AGRICULTURAL
FOREIGN
INVESTMENT
DISCLOSURE ACT
OF 1978
-Foreign Investment
in Real Property

AGRICULTURAL LAW

—Significant Literature 25:339 26:408 28:258

25:217

AMERICAN COLLEGE OF TRUST AND ESTATE COUNSEL (ACTEC)

---Commentaries on the
Model Rules of
Professional
Conduct 28:865

ANATOMICAL GIFTS

-Significant Legislation 29:383

ANTI-LAPSE See LAPSE

ANTITRUST IMPROVE-MENT ACT OF 1976

-Foreign Investment in Real Property 25:217

APPEALS AND TIME LIMITATIONS

-Significant Decisions 26:331 29:290

APPRAISAL See VALUATION

APPRAISERS
See REAL ESTATE APPRAISERS

ART WORK

-Valuation for Tax
Purposes 28:593

ASSIGNMENTS

-Of Lenders' Rents Interests 27:281

ATTORNEY MALPRACTICE

See also PROFESSIONAL RESPONSIBILITY

--Devises to Drafting
Attorney---Undue
Influence 28:643
--Significant Decisions 26:388
29:375

BANK ACCOUNTS

See ACCOUNTS

BANKRUPTCY -Deeds in Lieu of Foreclosure 26:459 -- Environmental Law---Effect on Law of Bankruptcy 25:261 -Fixtures-Book Review 29:891 -Hotel Revenues 28:535 -Lessors' Right to Reject Leases Under § 365(h) 29:869 -Reciprocal Easement Agreements as Executory Agreements 28:83 -Rents-Lender's Right to Collect 27:281 -Significant Literature 25:339 26:409 28:261

—Single Asset Real
Estate in
Chapter 11

25:673

BENEFICIARIES,		-Private Right of	
DEVISEES, AND		Action	25:705
HEIRS		-Regulation of Underground	d
See also SLAYER STATU	JTES	Storage Tanks	25:311
AND BENEFICIAR			
WRONGDOING		CHARITABLE WILLS,	
-Attorney Repre-		GIFTS, AND BEQUESTS	
sentation of		-Significant	
Beneficiary		Decisions	29:299
and Fiduciary	28:825		
-Duty of Attorney		CIVIL FORFEITURE	
to Beneficiary	28:865	See FORFEITURE	
—Eligibility or Liability			
of Trust		CLAIMS AGAINST	
Beneficiary for		ESTATES AND TRUSTS	
Public Assistance	26:133	-Rights of Beneficiaries	
—Interests and Rights		Under Prior Wills	
—Significant		to Notice of	
Decisions	25:180	Probate	29:817
	26:320		29:849
	29:280	—Rights of Creditors	
—Liability of		in Continuously	
Beneficiary		Operating Business	
Under CERCLA	29:1	of Decedent	26:775
		—Rights of Creditors	
-Notice to Benefi-		to Notice of	
ciaries Under	20.045	Probate	
Prior Wills	29:817	-Significant	
	29:849	Decisions	25:153
-Status		-Settlement Agreements	
-Significant	25.45.	—Significant	
Decisions	25:174	Decisions	26:327
	26:353	—Significant Decisions	26:303
	29:329		29:272
BUCINEGG I AW OBIN	TON	—Significant Legislation	29:426
BUSINESS LAW OPIN	ION		
REPORT		CLOSING OF	
See THIRD PARTY		ADMINISTRATION	
LEGAL OPINION	I	AND PROBATE	
		See ADMINISTRATION	
CERCLA		AND PROBATE	
-Avoiding Liability	25:705		
-Effect on Bankruptcy		COLLEGES	
Law	25:261	-Endowments-Spending	
-Fiduciary Liability	29:1	Rules and	
-Lender Liability	25:771	Investment	

WHITER 1995		1 I car index. Foliantes 25-2	2))13
Practices	28:49	CONSTITUTIONAL LAW	1
		-Building Permit	
COMMON INTEREST		Exactions	29:451
COMMUNITIES		-Forfeiture of Real	
See also COMMUNITY		Property	25:481
ASSOCIATIONS		—Low-Income Housing	
-Under Uniform Common	n	Preservation	
Interest Ownership		and Resident	
Act	26:885	Homeownership	
	20.000	Act	28:1
COMMUNITY		Municipal	
ASSOCIATIONS		Exclusionary	
—Generally	27:589	Zoning	27:49
—Generally	27.305	—Proposition 13	26:235
COMPREHENSIVE		-Rejection of Reciprocal	
CRIME CONTROL		Easement Agreements-	_
		Impact on Appurte-	
ACT OF 1984		nant Property	
-Federal Forfeiture		Owners	28:83
of Real	05 101	-Rights of Beneficiaries	
Property	25:481	Under Prior Wills	
COMPREHENSIA		to Notice of	
COMPREHENSIVE		Probate	29:817
ENVIRONMENTAL			29:849
RESPONSE,		-Self-Executing Non-	
COMPENSATION, AND)	Claim Statutes	
LIABILITY ACT		-Significant	
See CERCLA		Decisions	25:160
CONDOMINIUMS ANI)	CONSTRUCTION	
TIMESHARES		CONTRACTS AND	
-Significant Literature	25:341	CONTRACTORS'	
	26:410	LIABILITY	
	28:264	-Significant Literature	25:341
—Under Federal			26:411
Securities Laws	27:523		28:264
-Uniform Common Intere	est		20.20
Ownership Act	26:885	CONSTRUCTION AND	
		INTERPRETATION	
CONSERVATORSHIP		—Default Rules in	
See GUARDIANSHIP		Wills and Trusts	28:393
AND CONSERVATO	OR-	—Defining "Fiduciary"	20.373
SHIP		Under ERISA	27:237
		Check Elvion	27:467
			27:711
		-In Terrorem Clauses	26:535
		-In Idiolog Clauses	20.333

-Of Wills and Estates		-Of Heirs and	
—Significant		Beneficiaries	26:322
Decisions	25:169		29:287
	26:340	—Significant	
	29:302	Decisions	
-Significant Legislation	29:448	-Right to Notice	
		of Probate	
CONTRACTS		-Significant	
See Specific Index		Decisions	25:153
Headings		-Rights in Continuously	
-To Make Wills		Operating Business	
-Significant		of Decedent	26:775
Decisions	25:175		
	29:302	CRIMINAL FORFEITUR	E
		See FORFEITURE	
CONVEYANCING AND			
TITLES		CRIMINAL LAW	
See also RECORDING		-Forfeiture of Real	
—Deeds in Lieu of		Property	25:481
Foreclosure	26:459	2100000	
-Effect of Securities	20.437		
Laws on Title to		CURRENCY AND	
Nontraditional		FOREIGN	
Real Property	27:523		
-Noncitizen Spouses	25:385	TRANSACTIONS	
-Partnership Real	23.303	REPORTING	
Property	27:143	ACT OF 1970	
-Reform Proposals	25:333	—Foreign Investment	
-Significant Literature	25:342	in Real	
—Significant Literature	26:413	Property	25:217
	28:266		
	28:200	CUSTODIANSHIPS	
CDANSTON CONTAIN		-Use in Managing Property	
CRANSTON-GONZALI		of Incapacitated	
NATIONAL AFFORDA	BLE	Persons	27:1
HOUSING ACT			
—Generally	28:1	DAMAGES	
	28:177	—Condition of Commercial	
		Leasehold Premises	29:735
CREDIT LETTERS		—Emerging Damages	27.750
See LETTERS OF CRED	IT	Claims in Fiduciary	
		Litigation	27:541
CREDITORS		-Improper Investments	27.541
See also CLAIMS		by Trustee	27:407
AGAINST		—Punitive Damages	27.407
ESTATES AND		Against Estate	
TRUSTS, LENDERS	2	Against Lotate	

WINTER 1995 Five-Year Index: Volumes 25-29 917 -Significant DOMESTIC AND Decisions 25:164 FOREIGN INVESTMENT DISCLOSURE LAW DEEDS IN LIEU OF OF 1977 FORECLOSURE -Foreign Investment -Generally 26:459 in Real Property 25:217 DEVISEES DURABLE POWERS See BENEFICIARIES. OF ATTORNEY DEVISEES, AND See POWERS OF **HEIRS** ATTORNEY DISABLED AND EASEMENTS INCAPACITATED PERSONS -Creation 25:103 -As Trust Benefi--Disputes Between ciaries-Eligibility Adjoining Landor Liability for owners-Book Public Assistance 26:133 Review 25:213 -Cranston-Gonzalez -Generally 25:103 National Affordable -Reciprocal Easement Housing Act 28:177 Agreements in -Managing Property Bankruptcy 28:83 for Incapacitated Persons 27:1 **ECOLOGY AND** ENVIRONMENTAL DISCLAIMER AND CONTROL RENUNCIATION -Significant Literature 25:344 -Significant Decisions 25:186 26:416 -Significant Legislation 29:384 28:268 DISCLOSURE ELDER LAW -Federal and State -Generaly-Book Review 27:559 Law Requirements -Significant Literature 29:126 for Foreign Real Estate ELECTIVE SHARE Investors 25:217 See also HUSBAND AND WIFE

-Under Revised

Code

Uniform Probate

26:683

DIVORCE

See HUSBAND AND WIFE

EMERGENCELOW		-Prohibited Transaction	
EMERGENCY LOW-		Exemptions	29:185
INCOME HOUSING		Exemptions	29.103
PRESERVATION		ESTATE	
ACT OF 1987		ADMINISTRATION	
—Generally	28:1	See ADMINISTRATION	
		AND PROBATE	
EMPLOYEE		AND PROBATE	
RETIREMENT INCOME		ESTATE PLANNING	
SECURITY ACT OF		—Significant Literature	25:563
1974		—Significant Literature	26:618
See ERISA			28:324
			29:132
EMINENT DOMAIN			67.134
-Significant Literature	25:350	ESTOPPEL	
	26:431	—Creditor's Claims	
	28:292	Against Estates	
		—Significant	
ENDOWMENTS		Decisions	25:163
—Spending Rules and		Decisions	20.105
Investment		ETHICS	
Practices	28:49	See PROFESSIONAL	
		RESPONSIBILITY	
ENVIRONMENTAL LAW	V	11201 011012111	
See also CERCLA;		EXACTIONS	
ECOLOGY AND		—Generally	29:451
ENVIRONMENTAL		o de la company	201102
CONTROL		EXECUTION	
-Effect on Bankruptcy		FORMALITIES	
Law	25:261	-Significant Decisions	26:333
-Fiduciary Liability for		—Significant Legislation	29:447
Environmental	20.4	-Significant Exgistation	27.741
Clean-Up	29:1	FAIR HOUSING	
-Ownership and Clean-up		-Significant Literature	25:353
of Contaminated		—Significant Entrature	43.333
Properties—Tax	26.655	FAMILY LAW	
Consequences	26:655	See ELDER LAW	
—Regulation of Undergroun Storage Tanks		SCC ELDER LAW	
Storage Tanks	25:311	FEDERAL FORFEITUR	F
ERISA		See FORFEITURE	L
	27-227	SEE FORFEITURE	
—Defining "fiduciary"	27:237 27:467	FIDUCIARY	
	27:711	See also PERSONAL	
-Fiduciary, Generally	27:237	REPRESENTATIVE	
- Indicially, Generally	27:237	REFRESENTATIVE	

27:467

—As Defined Under		FINANCIAL INSTITU-	
ERISA	27:237	TIONS REFORM,	
	27:467	RECOVERY, AND	
	27:711	ENFORCEMENT ACT	
-Attorney as Named		OF 1989 (FIRREA)	
Fiduciary in		—Generally	26:577
Will or Trust	28:803	out any	20.5 / /
—Damages Recoverable		FIXTURES	
in Suit Against		—Generally—Book Review	29:891
Fiduciary	27:541	Generally—Book Review	27.071
-Investment Principles		FORECLOSURE	
in Restatement		—Deeds in Lieu of	
(Third) of Trusts	27:407	Foreclosure	26:459
—Liability	27:407	roleclosule	20.439
	27:541	FORFEITURE	
—Liability for		-Civil and Criminal	
Environmental		-Book Review	20.170
Clean-up	29:1		29:179
—Liability for Negligence		-Of Real Property	25:481
of Agent-Reliance		-Rights of	05 401
Defense	28:429	Mortgage Lenders	25:481
-Personal Representative's		EODELON A CENTO	
Rights, Duties and		FOREIGN AGENTS	
Liabilities on Con-		REGISTRATION	
tinuing Decedent's		ACT OF 1938	
Business	26:775	—Foreign Investment	
-Representation of	28:825	in Real Property	25:217
	28:865		
-Selection of in Will		FOREIGN INVESTMENT	Т
or Trust	28:803	-Disclosure	
-Significant Decisions	25:176	Requirements,	
	26:373	Federal & State	25:217
*	29:331		
-Trustee's Liability		FOREIGN INVESTMEN	Т
Under CERCLA	29:1	IN REAL PROPERTY	-
-Undue Influence in		TAX ACT OF 1980	
Drafting Wills	28:643		25:217
0		—Generally	25:21/
FIDUCIARY		FORFIGN MISSIONS	
ADMINISTRATION		FOREIGN MISSIONS	
-Significant Literature	25:570	ACT OF 1982	
- organicant Entratule	26:627	-Foreign Investment	
	28:339	in Real Property	25:217
	29:143		
	29.143		

FOREIGN OWNERSHIP	H	EIRS	
DISCLOSURE ACT	Se	e BENEFICIARIES,	
OF 1989 (PROPOSED)		DEVISEES, AND HEIR	RS
-Foreign Investment			
in Real Property	23.21	OLOGRAPHIC WILLS	
	-	Significant Decisions	26:338
FOREIGN SOVEREIGN		or the training	
IMMUNITIES ACT		OMEOWNERS	
OF 1976		SSOCIATIONS	
-Foreign Investment		Generally	27:589
in Real Property	25:217	OME CONTRACTOR	
		OMESTEAD,	
FOUNDATIONS		LLOWANCES, AND	
—Endowments—Spending	-	XEMPT PROPERTY	
Rules and Invest-		Significant Decisions	25:165
ment Practices	28:49		26:319
GIFTS	н	OTELS	
-Significant Decisions		Treatment of	
—Significant Legislation	29:391	Revenues in	
8		Bankruptcy	28:535
GUARDIANSHIP AND			
CONSERVATORSHIP	H	USBAND AND WIFE	
-Managing Property of	Se	e also PROFESSIONAL	
Incapacitated		RESPONSIBILITY	
Persons	27:1	Appreciated Property	
-Significant Decisions	26:399	Transfer Between	
-Significant Legislation	29:393	Spouses	25:535
		Election	
HART-SCOTT-RODINO		—Significant	
ANTITRUST		Decisions	25:173
IMPROVEMENT			26:367
ACT OF 1976		E C'O T. M	29:322
-Foreign Investment	_	Estate & Gift Tax Marital	25.205
in Real Property	25:217	Deduction Estate and Tax	25:385
	_		
HAZARDOUS		Planning in Contemplation of	
SUBSTANCE RELEASE		Divorce	25:535
—Generally	25:311	Marital Property	23.333
		—Significant Legislation	29:416
HEALTH CARE		—Significant Literature	
POWERS OF		-Similari Environ	26:434
ATTORNEY			28:297
See POWERS OF	_	Noncitizen Spouses	25:385
ATTORNEY		1	

—Qualified Domestic		-Spouse's Share Under	
Trust	25:385	Revised Uniform	
-Spousal Rights Under		Probate Code	26:683
Revised Uniform			
Probate Code	26:683	INVESTMENT	
		—By Fiduciary	27:407
INCAPACITATED		—Disclosure Requirements	
PERSONS		for Foreign Real	
See DISABLED AND		Estate Investors	25:217
INCAPACITATED		—Endowments	28:49
PERSONS		-Portfolio Theory	27:407
		-Restatement (Third)	
INHERITANCE		of Trusts	27:407
—Effect of Reproductive		-Significant Literature	25:583
Technology	29:55		
		I.R.S.	
INSURANCE		See INTERNAL	
-Significant Legislation	29:401	REVENUE	
		SERVICE	
INTERNAL REVENUE			
SERVICE		JOINTLY-OWNED	
See also TAXATION		PROPERTY	
-Art Advisory Panel	28:593	See also HUSBAND AND WIFE	
INTERNATIONAL		-Significant Decisions	25:188
INVESTMENT AND			26:395
TRADE IN SERVICES			29:374
SURVEY ACT OF 1976			
—Foreign Investment		JOINT TENANCY	
0	25:217	-Significant Legislation	29:408
in Real Property	25:21/		
IN TERROPEM OF A US	PC	JURISDICTION	
IN TERROREM CLAUS		AND VENUE	
—Generally	26:535	-Probate Proceedings	
-Enforcement	26:535	-Significant	
-Proper Drafting	26:535	Decisions	25:165
		Decisions	29:269
INTESTATE SUCCESSI			27.207
-Significant Decisions	26:333	JURY TRIAL	
-Significant Legislation	29:403	—In Fiduciary Litigation	27:541
-Significant Literature	25:571	-In Fluoriary Lingation	21.341
	26:629	LANDLORD AND	
	28:343		
	29:146	TENANT	
		-Right to Reject Leases	
		Under § 365(h) of Bankruptcy Code	29:867

Distant & Damedia		—Deeds in Lieu of	
-Rights & Remedies		Foreclosure	26:459
Respecting Condition of Commercial		-Duty to Investigate	20.437
Leasehold Premises	29:735	Borrowers	25:481
—Significant Literature	25:354	—Duty to Report Suspicious	25.401
—Significant Effectature	26:432	Activity	25:481
	28:294	—Enforceability of	20.401
	20.274	Prepayment Charges	
LAND USE PLANNING		After Acceleration	
See PLANNING, ZONING		of Loan	26:213
AND LAND USE		—Impact of Financial	201210
AND EAND COL		Institutions	
LAPSE		Reform, Recovery,	
-Significant Decisions	25:171	and Enforcement	
- Significant Decisions	29:316	Act (FIRREA)	26:577
	27.510	-Innocent Lenders Under	
LEASES		Forfeiture Laws	25:481
See LANDLORD AND		-Liability Under	
TENANT		CERCLA	25:771
22212		-Right to Collect Rents	
LEGAL OPINION		After Bankruptcy	27:281
See THIRD PARTY		-Security Interests in	
LEGAL OPINION		Hotel Revenues	28:535
LEGAL OPINION		LETTERS OF CREDIT	
ACCORD		—Generally	28:125
See also REAL ESTATE			
REPORT; THIRD		LIFE INSURANCE	
PARTY LEGAL		-Significant Decisions	25:190
OPINION; THIRD			29:373
PARTY LEGAL			
OPINION REPORT		LIVING WILLS	
-From Perspective of		—Significant Legislation	29:409
Opinion Giver	29:655		
-From Perspective of		LOAN ACCELERATION	
Opinion Recipient	29:611	-Enforceability of Pre-	
-Full Text	29:487	payment Charges	26:213
—Generally	29:461		
—Use in Real Estate		LOAN WORKOUTS	
Secured Trans-		-The ACREL Papers	
actions	29:569	Book Review	28:383
LENDERS		LOST OR DESTROYED	
See also CREDITORS;		WILLS	
MORTGAGES		-Significant Decisions	29:301

LOW-INCOME HOUSE	NG	Counseling	
See also FAIR HOUSING	+	Fiduciaries	28:825
-Cranston-Gonzalez Natio	onal	-Devises to Drafting	
Affordable Housing A	Act 28:177	Attorneys	28:643
-Exclusionary Zoning	27:49	-Duties and Respon-	
-Prepayment Rights	28:1	sibilities of	
		Trust and Estate	
LOW-INCOME HOUSI	NG	Attorney,	
PRESERVATION AND		Generally	28:865
RESIDENT HOME-		-Effect on Estate	
OWNERSHIP ACT OF		Administration	
1990		Attorney	26:1
	20.1	—Generally	28:865
—Generally —Homelessness	28:1	-Representing	
Book Review	27:775	Husband and Wife	28:765
BOOK Review	21:113	—Undue Influence	
MAI BRACTICE AND		in Drafting Will	28:643
MALPRACTICE AND		—Unilateral	
DISCIPLINE		Confidences	28:683
See ATTORNEY			
MALPRACTICE;		MODEL CODE OF	
REAL ESTATE		PROFESSIONAL	
APPRAISERS		RESPONSIBILITY	
		See also PROFESSIONAL	
MARITAL PROPERTY		RESPONSIBILITY	
See HUSBAND AND		-Attorney As Named	
WIFE	29:375	Fiduciary in	
		Will or Trust	28:803
MEDICAID		Counseling	20.000
—Disabled Trust		Fiduciaries	28:825
Beneficiaries	26:133	—Devises to Drafting	20.020
		Attorneys	28:643
MINES, MINERALS,		—Drafter as Fiduciary	28:643
OIL, AND GAS		—Representing Husband	20.010
-Significant Literature	25:356	and Wife	28:765
8	26:437	—Undue Influence in	20.703
	28:298	Drafting Will	28:643
		—Unilateral Confidences	28:683
MODEL RULES OF		— Offinateral Confidences	20.003
PROFESSIONAL		MORTGAGES	
CONDUCT		—Deeds in Lieu of	
			26.450
See also PROFESSIONAL	-	Foreclosure	26:459
RESPONSIBILITY		-Enforceability of	
-Attorney as Named		Prepayment Charges	
Fiduciary in Will	20.002	After Acceleration	26.212
or Trust	28:803	of Loan	26:213

-Prepayment Rights of Low-Income Housing		OMNIBUS TRADE AND COMPETITIVENESS	
Owners	28:1	ACT OF 1988	
—Rights of Innocent		-Foreign Investment	
Mortgage Lenders in Federal Forfeiture		in Real Property	25:217
Actions	25:481	OPINION	
—Significant Literature	25:359	See THIRD PARTY	
	26:438	LEGAL OPINION	
	28:299		
NATIVE AMEDICANO		PARENT-CHILD	
NATIVE AMERICANS	20.210	RELATIONSHIP	
-Significant Literature	28:318	—Generally	29:55
NEGLIGENCE			
See also DAMAGES; TORT	2	PARTNERSHIPS	
—Of Fiduciary's Agent	28:429	—Real Estate	
-Of Trustee	27:407	-Book Review	28:383
—Fiduciary Litigation	27:541	-Real Property Transfers	27:143
-Real Estate Appraisal	27.541		
Liability to Third		PERPETUITIES	
Parties	25:723	See RULE AGAINST	
ratties	23.723	PERPETUITIES	
NONCITIZENS		-Significant Decisions	26:362
-Estate & Gift Tax Marital		—Significant Legislation	29:421
Deduction for Non-		PERCONAL	
citizen Spouses	25:385	PERSONAL	
-Qualified Domestic		REPRESENTATIVE	
Trust for Noncitizen		-Rights, Duties and	
Spouses	25:385	Liabilities in Con-	
		tinuing Decedent's	
NON-CLAIM STATUTES		Business	26:775
-Significant Decisions	25:160	-Significant Decisions	25:176
-State Non-Claim	201100		26:373
Statutes—			29:331
Requirements	25:192	DI ANNING ZONING	
		PLANNING, ZONING, AND LAND USE	
NONRESIDENTIAL USE			25.1
EXEMPTION		-Accessory Apartments	25:1
-Under Uniform Common		-Building Permit	20.451
Interest		Exactions Evaluation 7 Zanina	29:451
Ownership Act	26:885	-Exclusionary Zoning-	
•		Municipal Control	
OMITTED SPOUSE		and Local, State,	
-Under Revised Uniform		and Federal Responses	27:49

-Generally-Book Review	25:591	PRETERMITTED HEIRS	
-Home Occupations	25:1	-Significant Decisions	29:326
-Significant Literature	25:362	•	
	26:441	PRINCIPAL AND	
	28:302	INCOME	
—Suburban Zoning		-Significant Legislation	29:422
Reform	25:1		
DODEROL TO MILDORY		PROBATE	
PORTFOLIO THEORY		See ADMINISTRATION	
See also INVESTMENT	22 102	AND PROBATE	
—Generally	27:407		
POUR-OVER CLAUSES		PROFESSIONAL	
	26:365	RESPONSIBILITY	
-Significant Decisions	20:303	See also ATTORNEY	
DOWEDS OF		MALPRACTICE;	
POWERS OF		MODEL CODE	
APPOINTMENT	21211	OF PROFESSIONAL	
-Significant Decisions	26:366	RESPONSIBILITY;	
november on a serion vivi		MODEL RULES	
POWERS OF ATTORNEY	Y	OF PROFESSIONAL	
—Durable		CONDUCT;	
-Significant		-Attorney as Named	
Legislation	29:388	Fiduciary in Will	
-Use in Managing		or Trust	28:803
Property of		-Attorney as Real	
Incapacitated		Estate Broker	25:755
Persons	27:1	-Conflicts of Interest	
—Under Uniform	27 222	Between Fiduciaries	
Probate Code	27:333	and Beneficiaries	28:825
-Health Care Powers	27:333	—Conflicts of Interest	
—Significant	20.204	Between Husband	
Legislation	29:384	and Wife	28:683
PREMARITAL WILLS		—Devises to Drafting	28:765
—Under Revised Uniform		Attorney	28:643
Probate Code	26:683	—Ethical Obligations	20:043
Probate Code	20.063	of Estate	
PREPAYMENT OF LOAD	NG	Administration	
-Enforceability of Pre-		Attorney	26:1
payment Charges		—General Duties of Trust	20.1
After Acceleration		and Estate Attorney	
of Loan	26:213	Under Model Rules of	
-Rights of Low-Income	20.213	Professional Conduct	28:865
Housing Owners	28:1	—Joint Representation	20.005
Housing Owners	20.1	of Husband and Wife	28:683
		OI IIIOOOMIIO MIIO WIII	20.000

-Representation of		-Attorney as Broker	25:755
Fiduciaries	28:825	—Duties of Brokers	25:755
-Separate Representation	20.020	—Significant Literature	25:367
of Husband and Wife	28:765	organicant Enteraction	26:446
-Undue Influence in			
Drafting Wills	28:643	REAL ESTATE	
—Unilateral		INVESTMENT	
Confidences	28:683	See also INVESTMENT	
		-Disclosure Require-	
PROPOSITION 13		ments for Foreign	
—Constitutionality	26:235	Investors	25:217
PRUDENT INVESTOR		REAL ESTATE	
RULE		LENDERS	
-Generally	27:407	See LENDERS	
PUBLIC ASSISTANCE		REAL ESTATE	
-Cranston-Gonzales		REPORT	
National Affordable		See also LEGAL OPINION	
Housing Act	28:177	ACCORD; THIRD	
—Eligibility or		PARTY LEGAL	
Liability of		OPINION; THIRD	
Disabled Trust		PARTY LEGAL	
Beneficiaries	26:133	OPINION REPORT	
onom.		—Full Text	29:569
QDOT		—Generally	29:461
See QUALIFIED DOMEST	HC		
TRUST		REAL PROPERTY	
OUL LEED DOMESTIC		See Specific Index	
QUALIFIED DOMESTIC TRUST		Headings	
—Generally	25:385	RECIPROCAL	
		EASEMENT	
QUALIFIED THRIFT		AGREEMENTS	
LENDER REQUIREMEN	NT	-Treatment Under	
—Generally	26:577	Bankruptcy Code	28:83
REAL ESTATE		RECORDING	
APPRAISERS		—Generally	25:17
-Liability to Nonprivy		-Notice Statute	25:17
Third Parties	25:723	-Race/Notice Statute	25:17
		D.C D	05 000

-Reform Proposals

25:333

REAL ESTATE BROKERS AND ESCROW AGENTS

-Fiduciary Investments

REVISED UNIFORM

-Real Property Transfers 27:143

PARTNERSHIP

ACT

Five-Year Index: Volumes 25-29 927

SLAYER STATUTES AND

26:357

29:327

BENEFICIARY

WRONGDOING

-Significant Decisions

RENT		REVISED UNIFORM	
See also LANDLORD		PROBATE CODE	
AND TENANT		-Spousal Rights	26:683
-Lenders' Rents			
Interests in		REVOCATION AND	
Bankruptcy	27:281	REVIVAL	
-Treatment of Hotel		-Significant Decisions	29:319
Revenues in	20 525		
Bankruptcy	28:535	RULE AGAINST	
DEMENIES		PERPETUITIES	
REMEDIES		-Generation-Skipping	
-Of Landlord & Tenant		Transfer Tax	25:203
Respecting Condition of Commercial		-History of Perpetuity	
Leasehold Premises	29:1	Reform	25:597
Leasenoid Fielinses	29.1	-Immediate and Deferred	
RENUNCIATION		Perpetuity	
See DISCLAIMER		Reform	25:597
AND RENUNCIATION	ON	—Uniform Statutory	
THE REPORTED THE	511	Rule Against	25 505
REPRODUCTIVE		Perpetuities	25:597
TECHNOLOGY		SECURITIES LAWS	
—Generally	29:55	-Effect on Title to	
Somerany	27.55	Nontraditional	
RESTATEMENT		Real Property	27:523
(SECOND) OF		Real Property	21.323
PROPERTY		SHOPPING CENTERS	
-Rule Against		-Reciprocal Easement	
Perpetuities	25:597	Agreements in	
· · · ·		Bankruptcy	28:83
RESTATEMENT			20100
(SECOND) OF TORTS		SILVERADO ACCORD	
-Real Estate Appraisal		See LEGAL OPINION	
Malpractice		ACCORD	
Liability	25:723		
,		SINGLE ASSET	
RESTATEMENT (THIR)	D)	REAL ESTATE	
OF TRUSTS		-Under Chapter 11	25:673
Pid de la	07.407		

27:407

SOCIAL SECURITY		-Significant Literature	25:368
—Disabled Trust			25:573
Beneficiaries	26:133		26:448
			26:633
SUPERFUND			28:309
See CERCLA			28:349
			29:152
TAX EQUITY AND		-Special Use Valuation	
FISCAL RESPONSI-		I.R.C. § 2032A	27:185
BILITY ACT OF		—Tax Planning for Spouses	
1982		Contemplating	05.505
-Foreign Investment		Divorce	25:535 28:593
in Real Property	25:217	-Valuation of Art Works	28:393
		THIRD DADTY	
TAXATION		THIRD PARTY	
-Apportionment of		BENEFICIARIES	
Death Taxes		—Liability for Errors of	00.100
-Significant		Fiduciary's Agent	28:429
Decisions	26:326	THE DANGE OF THE PARTY OF THE P	
	29:288	THIRD PARTY LEGAL	
-Appreciated		OPINION	
Property-Transfer		See also LEGAL OPINION	
Between Spouses	25:535	ACCORD; REAL	
-Art Works,		ESTATE REPORT;	
Valuation of	28:593	THIRD PARTY LEGAL	
—Deeds in Lieu of		OPINION REPORT	
Foreclosure	26:459	—Opinion Letters from	
—Estate & Gift Tax		Perspective of	20.611
Marital Deduction		Recipient	29:611
-Noncitizen		-Opinion Practice,	20,655
Spouses	25:385	Generally	29:655
-Fixtures-Book Review	29:891	THIRD DADTY LEGAL	
-Generation-Skipping		THIRD PARTY LEGAL	
Transfer Tax and		OPINION REPORT	
Rule Against		See also LEGAL OPINION	
Perpetuities	25:203	ACCORD; REAL	
—Ownership and Cleanup		ESTATE REPORT;	
of Environmentally		THIRD PARTY	
Contaminated		LEGAL OPINION	20.407
Properties—Tax		-Full Text	29:487
Consequences	26:655	TIME CHAREC	
—Proposition 13—	26.222	TIME-SHARES	
Constitutionality	26:235	See CONDOMINIUMS AN	D
—Qualified Domestic	25.505	TIMESHARES	
Trust (QDOT)	25:385		
-Significant Decisions	29:343		

Five-Year Index: Volumes 25-29 929 TITLE INSURANCE UNDERGROUND -Deeds in Lieu of STORAGE TANKS Foreclosure 26:459 -Regulation of 25:311 TORTS AND NUISANCES UNDUE INFLUENCE See also DAMAGES: -Devises to Attorney NEGLIGENCE Drafting Will 28:643 -Intentional Infliction -Significant Decisions 25:149 of Emotional 26:336 Distress; Fiduciary 29:298 Litigation 27:541 -Significant Literature 25:372 UNIFORM COMMERCIAL 26:450 CODE 28:312 -Fixtures-Book Review 29:891 -Trustee Liability 27:407 27:541 UNIFORM COMMON INTEREST OWNERSHIP TRANSFERS TO MINORS ACT (UCIOA) -Significant Legislation 29:431 -Generally 26:885 -Nonresidential Use TRUSTS AND TRUSTEES Exemption 26:885 See also FIDUCIARY -Income Allocation 28:393 UNIFORM GIFT TO -Liability of Trustee MINORS ACT Under CERCLA 29:1 -Managing Property for -Significant Decisions 25:180 Incapacitated -Significant Legislation 29:431 Persons -Significant Literature 25:580 26:646 UNIFORM MANAGE-28:368 MENT OF INSTITU-29:166 TIONAL FUNDS ACT -Special Use -Income Allocation 28:393 Valuation— I.R.C. § 2032A 27:185 UNIFORM PARTNERSHIP -Use of Trust in

UCIOA

See UNIFORM COMMON INTEREST **OWNERSHIP ACT**

Managing Property

of Incapacitated

Persons

UNIFORM PROBATE CODE

-Real Property Transfers

See also REVISED

ACT

27:1

27:1

27:143

UNIFORM PROBATE CODE -Advance Directives 27:333 —Durable Powers 27:333 -Property Management Devices 27:1

UNIFORM SIMPLIFI-CATION OF LAND TRANSFERS ACT

—Generally 25:333

UNIFORM STATUTORY RULE AGAINST PERPETUITIES (USRAP)

--Generally 25:597
--Generation-Skipping
Transfer Tax 25:203

UNIFORM TRANSFERS TO MINORS ACT

-Custodianship 27:1

UNIVERSITIES

-Endowments-Spending
Rules and Investment
Practices 28:49

USRAP

See UNIFORM STATUTORY RULE AGAINST PERPETUITIES

VALUATION

VENDOR AND PURCHASER

-Significant Literature 26:451 28:313

WATER, WATER RIGHTS, AND WETLANDS

—Significant Literature 25:372 26:452 28:314

WELFARE

See PUBLIC ASSISTANCE

WILL AND TRUST CONTESTS

-Attorney as Witness 26:1 -In Terrorem Clauses 26:535 -Notice of Probate to Beneficiaries Under Prior Wills 29:817 29:849 -Significant Decisions 25:148 26:303 26:327 29:290 29:293 -Significant Legislation 29:446

WILLS

See Specific Index Headings

ZONING

See PLANNING, ZONING, AND LAND USE

